



WARDLE CLOSE  
STRETFORD

£160,000



1 BEDROOM



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Wardle Close, Stretford, M32 0TF

**\*\*NO ONWARD CHAIN\*\* - \*\*GROUND FLOOR GARDEN APARTMENT\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this deceptively spacious ground floor ONE DOUBLE BEDROOM apartment located in a quiet, yet convenient pocket of Stretford. Benefiting from secure fob access into the communal entrance hallway with direct access into the apartment, this tastefully presented property is thoughtfully laid out, featuring a well proportioned living room providing a cozy space to relax. The bedroom is a spacious double, offering ample space for a large double bed, wardrobe and additional furnishings. A modern updated kitchen forms the hub of this apartment, both functional and stylish, with contemporary cabinetry and ample counter space. A key feature of the property is the direct access to the private garden from the kitchen, making it ideal for outdoor dining, entertaining, or simply enjoying a tranquil morning coffee in your own secluded green space. The shower room has been reconfigured with practicality in mind, boasting contemporary fittings, a large walk-in shower, a hand wash basin and a low level WC. As mentioned, a private garden can be accessed via the kitchen, fully enclosed creating a serene environment for relaxing or tending to plants. This apartment is conveniently located close to excellent public transport links, including the Metro-link, giving easy access to both Manchester city centre, Salford Quays and surrounding areas. Local shops, cafes, and other amenities are just a short distance away, adding to the appeal of this wonderfully situated home. This desirable apartment combines modern living with the luxury of private outdoor space, making it an ideal choice for professionals, couples, or anyone looking for a well connected and comfortable place to call home. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.









## Ground Floor



## Features

- One double bedroom
- Ground floor position
- Tastefully presented
- Modern fitted kitchen
- Contemporary shower room
- Secluded rear garden
- No onward chain
- uPVC double glazing
- Close to Metro-link
- Viewing highly advised

## Frequently Asked Questions

How long have you owned the property for? 5 years

Tenure: Leasehold - 120 years remaining

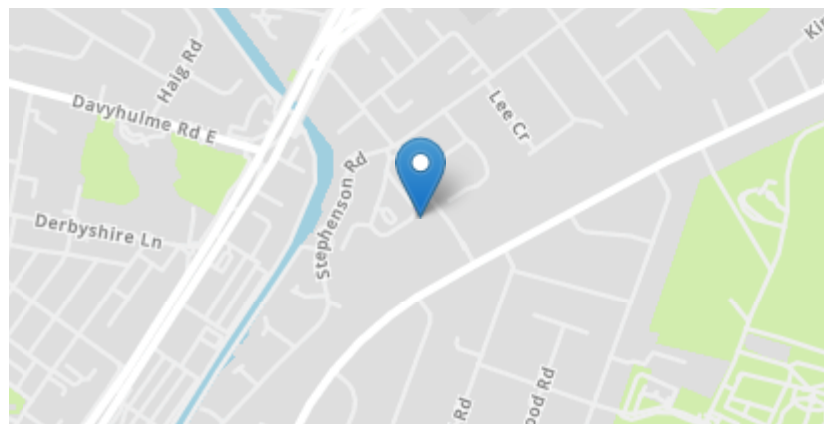
Monthly service charge - £75.65

How old is the boiler and when was it last inspected? Gas central heating

Which way does the garden face? North East facing rear garden

Reasons for sale of property? Administrator of estate

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	74
England, Scotland & Wales		
EU Directive 2002/91/EC		

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